

Authority: Item 8.3, Planning Committee Minutes 25-011 (PED25144)
CM: August 6, 2025 Ward: City-wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-13
Dated August 6, 2025

Bill No. 155

CITY OF HAMILTON

BY-LAW No. 25-155

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

WHEREAS Council approved Item 8.3 of Minutes 25-011 of the Planning Committee, at its meeting held on the 6th day of August, 2025;

AND WHEREAS the *City of Hamilton Act, 1999* provides that the Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS this By-law is in conformity with the Rural Hamilton Official Plan, Hamilton-Wentworth Regional Official Plan, City of Hamilton Official Plan and conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No.

_____.

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps of Zoning By-law No. 05-200 be amended, the boundaries of which are shown on a plan hereto annexed as Schedules “A1 - A25” to this By-law as follows:
 - 1.1 That Map No. 476 is amended by changing the zoning from the Settlement Residential (S1) Zone to the Community Park (P2) Zone for the lands located at 857 Millgrove Sideroad, Flamborough, attached as Schedule “A1” to this By-law;
 - 1.2 That Map No. 144 is amended by changing the zoning from the Open Space (P4) Zone to the Neighbourhood Park (P1) Zone and from the Settlement Residential (S1) Zone to the Neighbourhood Park (P1) Zone for the lands located at 1 Wildan Drive and 3 Savona Crescent, Flamborough, attached as Schedule “A2” to this By-law;

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

- 1.3 That Map Nos. 1145, 1196, and 1197 are amended by changing the zoning from the Community Park (P2) Zone to the Neighbourhood Park (P1) Zone for the lands located at 81 Lincoln Road, Stoney Creek, attached as Schedule “A3” to this By-law;
- 1.4 That Map Nos. 1086 and 1135 are amended by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Neighbourhood Park (P1) Zone for the lands located at 155 East 26th Street, Hamilton, attached as Schedule “A4” to this By-law;
- 1.5 That Map No. 819 is amended by changing the zoning from the Community Institutional (I2) Zone to the Open Space (P4) Zone for the lands located at 31 Parkside Avenue, Dundas, attached as Schedule “A5” to this By-law;
- 1.6 That Map Nos. 1226 and 1279 are amended by changing the zoning from the Rural (A2) Zone to the City Wide Park (P3) Zone for the lands located at 385 Jerseyville Road West, Ancaster, attached as Schedule “A6” to this By-law;
- 1.7 That Map No. 1551 is amended by changing the zoning from the Neighbourhood Park (P1) Zone to the Community Park (P2) Zone for the lands located at 155 First Road West, Stoney Creek, attached as Schedule “A7” to this By-law;
- 1.8 That Map No. 1347 is amended by changing the zoning from the Low Density Residential (R1) Zone to the Neighbourhood Park (P1) Zone for the lands located at 54 Billington Crescent, Hamilton, attached as Schedule “A8” to this By-law;
- 1.9 That Map No. 1934 is amended by changing the zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Neighbourhood Park (P1) Zone for the lands located 2680 Binbrook Road, Glanbrook, attached as Schedule “A9” to this By-law;
- 1.10 That Map No. 1248 is amended by changing the zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a) Zone to the Open Space (P4) Zone for the lands located at 70 King Street West, Stoney Creek, attached as Schedule “A10” to this By-law;
- 1.11 That Map Nos. 1234 and 1235 are amended by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Neighbourhood Park (P1) Zone for lands adjacent to 50 Gemini Drive and 200-220 Cranbrook Drive, Hamilton, attached Schedule “A11” to this By-law;

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

- 1.12 That Map No. 1238 is amended by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Low Density Residential – Small Lot (R1a) Zone for the lands located at 60, 62, 66, 68, 72, 74, 78, 80, 84, 86, 90, 92, 96 and 98 Bobolink Road and 3-78 Starling Drive, Hamilton, attached as Schedule “A12” to this By-law;
- 1.13 That Map No. 1200 is amended by changing the zoning from the Prestige Business Park (M3) Zone to the District Commercial (C6, 940) Zone and from the Business Park Support (M4) Zone to the District Commercial (C6, 940) Zone for the lands located at 645 and 655 Barton Street, Stoney Creek, attached as Schedule “A13” to this By-law;
- 1.14 That Map Nos. 827 and 869 are amended by changing the zoning from the Neighbourhood Park (P1, 902) Zone to the Community Institutional (I2) Zone for lands located at 40 Wood Street East, by changing the zoning from the Neighbourhood Park (P1) Zone to the Community Institutional (I2) Zone for lands located at 56-60 Wood Street East and a portion of 450 Hughson Street North, and by adding a portion of the lands known as 450 Hughson Street North to Zoning By-law No. 05-200 and zoning Community Institutional (I2) Zone, attached as Schedule “A14” to this By-law;
- 1.15 That Map No. 902 is amended by adding the lands located at 56 Hatt Street, Dundas to Zoning By-law No. 05-200 and zoning the lands to Mixed Use Medium Density (C5, 943, H201) Zone, attached as Schedule “A15” to this By-law;
- 1.16 That Map No. 1293 is amended by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Neighbourhood Park (P1) Zone for lands located at 205 Berko Avenue, Hamilton, and by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Low Density Residential (R1) Zone for a portion of the lands located 54 Edwina Place, Hamilton, attached as Schedule “A16” to this By-law;
- 1.17 That Map No. 869 is amended by adding certain lands abutting Strachan Street West and Strachan Street East between Bay Street North and Ferguson Avenue North, inclusive of 70-74 Strachan Street East, Hamilton to Zoning By-law No. 05-200 and zoning the lands to Open Space (P4) Zone and Open Space (P4, 937) Zone, attached as Schedule “A17” to this By-law;
- 1.18 That Map Nos. 1259 and 1260 are amended by adding portions of the lands located at 502 and 508 Fifty Road, Stoney Creek to Zoning By-law

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

No. 05-200 and zoning the lands to Low Density Residential – Large Lot (R2) Zone, attached as Schedule “A18” to this By-law;

- 1.19 That Map Nos. 1500, 1501, and 1547 are amended by changing the zoning from the Prestige Business Park (M3) Zone to the Prestige Business Park (M3, 370) Zone for portions of the lands located at 600 Pritchard Road, Hamilton, attached as Schedule “A19” to this By-law;
 - 1.20 That Map No. 910 is amended by changing the zoning from the Downtown Central Business District (D1, 901) Zone to the Downtown Central Business District (D1, 901, H17, H20) Zone for the lands located at 221 York Boulevard, Hamilton, attached as Schedule “A21” to this By-law;
 - 1.21 That Map No. 1099 is amended by adding the lands located at 487 Dewitt Road, Stoney Creek to Zoning By-law No. 05-200 and zoning the lands to Low Density Residential – Small Lot (R1a) Zone, attached as Schedule “A22” to this By-law;
 - 1.22 That Map Nos. 909, 910, 911, 951, 952, 953, 994 and 995 are amended by removing Holding Provision 19 from lands within Downtown Zones, the extent and boundaries of which are shown as Schedule “A23” to this By-law;
 - 1.23 That Map No. 1000 is amended by removing the lands located at 115 and 121 Vansitmart Avenue, Hamilton from Zoning By-law No. 05-200, attached as Schedule “A24” to this By-law; and,
 - 1.24 That Map Nos. 1003 and 1047 are amended by changing the zoning from the Light Industrial (M6) Zone to the Light Industrial (M6, 366) Zone for the lands located at 728 Rennie Street, Hamilton, attached as Schedule “A25” to this By-law.
2. That Section 3: Definitions, Section 4: General Provisions, Section 5: Parking, Section 6: Downtown Zones, Section 8: Institutional Zones, Section 9: Industrial Zones, Section 10: Commercial and Mixed Use Zones, Section 11: Transit Oriented Corridor Zones, Section 12: Rural Zones, Section 14: Waterfront Zones, Section 15: Residential Zones, Schedule C: Special Exceptions and Schedule D: Holding Provisions be amended in accordance with Schedule “B” attached to this By-law.
 3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

4. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

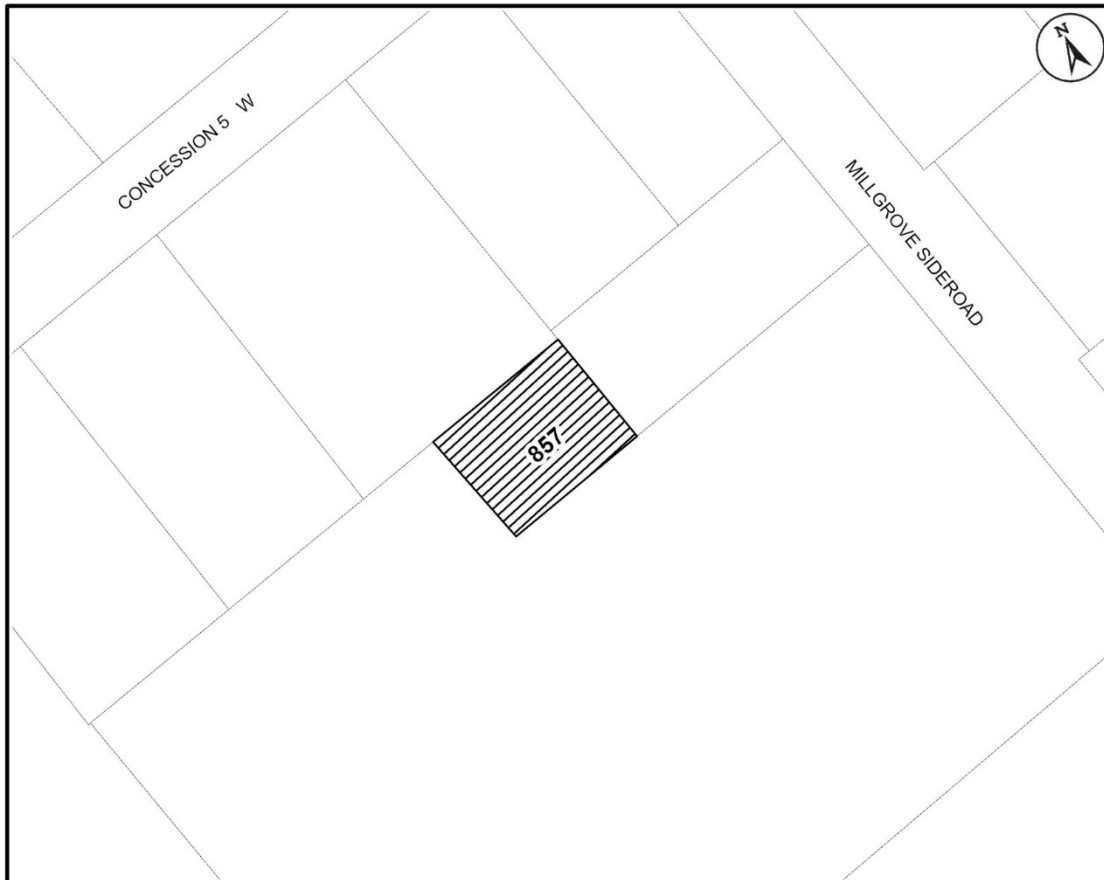
PASSED this 6th day of August, 2025

A. Horwath
Mayor

J. Pilon
Acting City Clerk

CI 25-D

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A1" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A1"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 476

Subject Property

857 Millgrove Sideroad, Flamborough



Change in zoning from the Settlement Residential
(S1) Zone to the Community Park (P2) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A2" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A2"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 144

Subject Property

1 Wildan Drive and 3 Savona Crescent, Flamborough



Change in zoning from the Open Space (P4)
Zone to the Neighbourhood Park (P1) Zone



Change in zoning from the Settlement Residential
(S1) Zone to the Neighbourhood Park (P1) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A3" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A3"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Maps 1145, 1196, and 1197

Subject Property

81 Lincoln Road, Stoney Creek



Change in zoning from the Community Park (P2)
Zone to the Neighbourhood Park (P1) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A4" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A4"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Maps 1086 and 1135

Subject Property

155 East 26th Street, Hamilton



Change in zoning from the Neighbourhood
Institutional (I1) Zone to the Neighbourhood Park
(P1) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

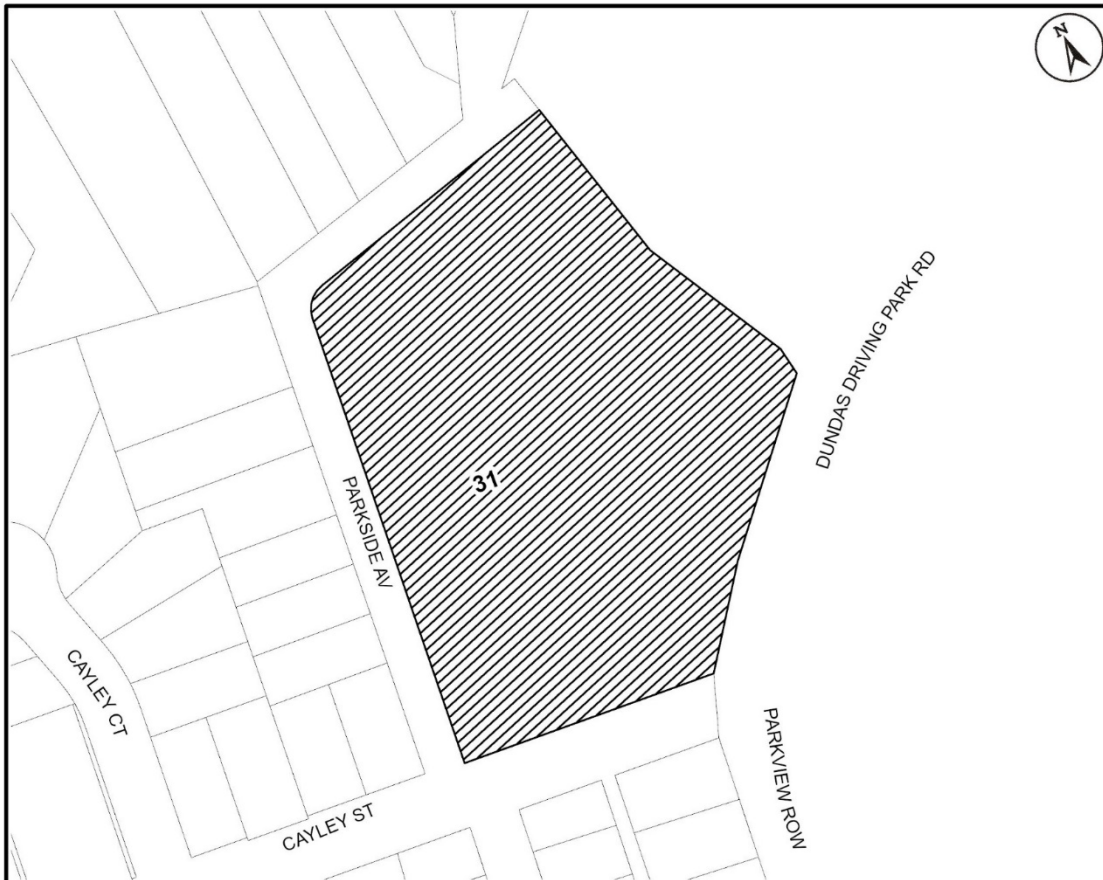
SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A5" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A5"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 819

Subject Property

31 Parkside Avenue, Dundas



Change in zoning from the Community Institutional
(I2) Zone to the Open Space (P4) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

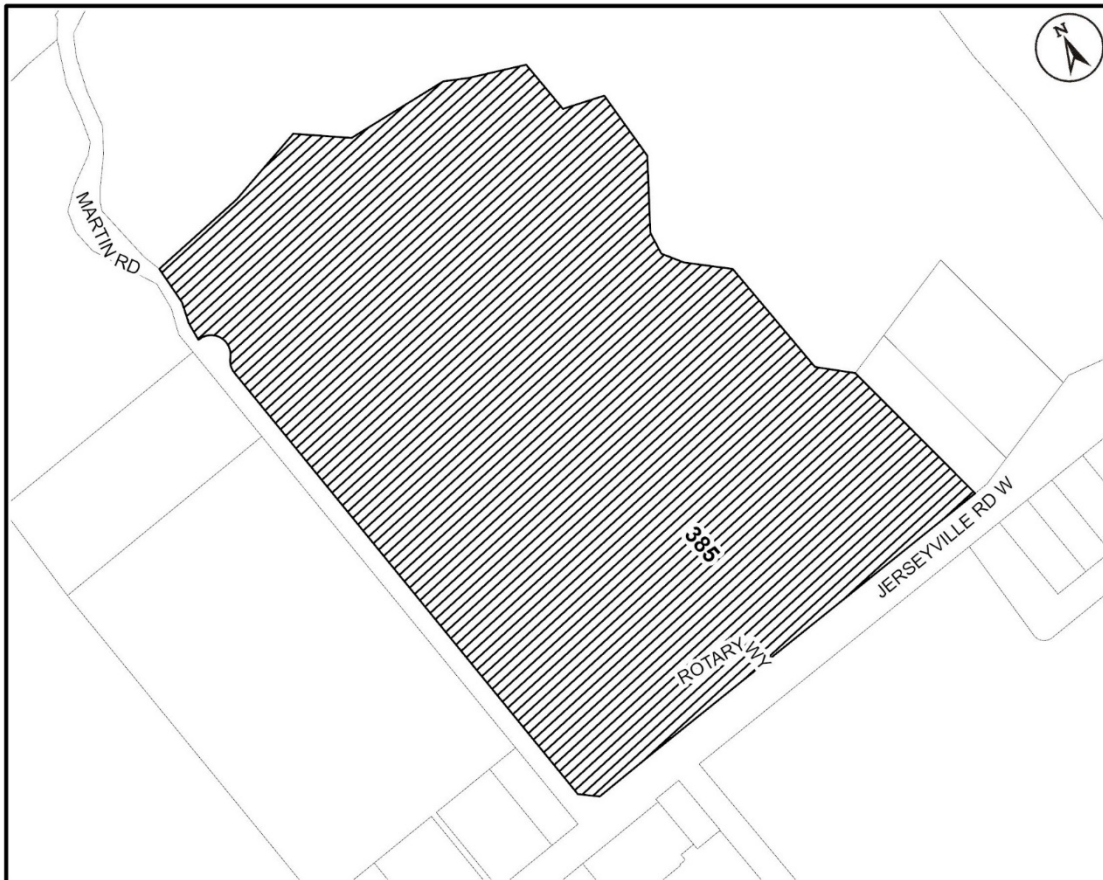
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Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A6" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A6"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Maps 1226 and 1279

Subject Property

385 Jerseyville Road West, Ancaster



Change in zoning from the Rural (A2) Zone to the
City Wide Park (P3) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A7" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A7"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1551

Subject Property

155 First Road West, Stoney Creek



Change in zoning from the Neighbourhood Park
(P1) Zone to the Community Park (P2) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

		
		
This is Schedule "A8" to By-law No. 25-		----- Mayor
Passed the day of, 2025		----- Clerk
Schedule "A8" Map forming Part of By-law No. 25-_____ to Amend By-law No. 05-200 Map 1347		Subject Property 54 Billington Crescent, Hamilton Change in zoning from the Low Density Residential (R1) Zone to the Neighbourhood Park (P1) Zone
Scale: N.T.S	File Name/Number: CI-25-D	 Hamilton
Date: May 23, 2025	Planner/Technician: SC/RS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

		
This is Schedule "A9" to By-law No. 25- Passed the day of, 2025		----- Mayor ----- Clerk
Schedule "A9" Map forming Part of By-law No. 25-_____ to Amend By-law No. 05-200 Map 1934		Subject Property 2680 Binbrook Road, Glanbrook Change in zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Neighbourhood Park (P1) Zone
Scale: N.T.S	File Name/Number: CI-25-D	 Hamilton
Date: May 23, 2025	Planner/Technician: SC/RS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A10" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A10"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1248

Subject Property

70 King Street West, Stoney Creek



Change in zoning from the Mixed Use Medium
Density – Pedestrian Focus (C5a) Zone to the
Open Space (P4) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



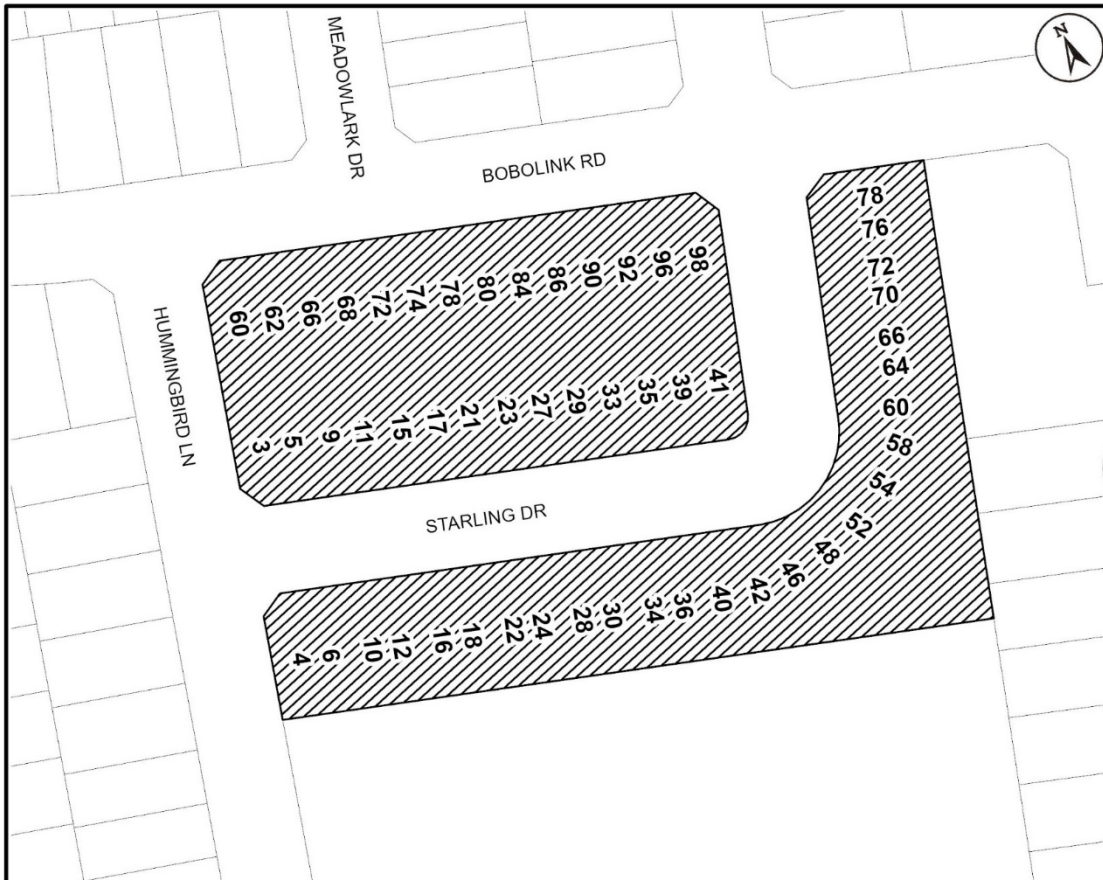
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

		
This is Schedule "A11" to By-law No. 25- Passed the day of, 2025		----- Mayor ----- Clerk
Schedule "A11" Map forming Part of By-law No. 25-_____ to Amend By-law No. 05-200 Maps 1234 and 1235		Subject Property Lands Adjacent to 50 Gemini Drive and 200-220 Cranbrook Drive, Hamilton  Change in zoning from the Neighbourhood Institutional (I1) Zone to the Neighbourhood Park (P1) Zone
Scale: N.T.S.	File Name/Number: CI-25-D	 Hamilton
Date: May 23, 2025	Planner/Technician: SC/RS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A12" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A12"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1238

Subject Property

60, 62, 66, 68, 72, 74, 78, 80, 84, 86, 90, 92, 96, and
98 Bobolink Road and 3-78 Starling Drive, Hamilton

 Change in zoning from the Neighbourhood
Institutional (I1) Zone to the Low Density
Residential – Small Lot (R1a) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

June 20, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A13" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A13"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1200

Subject Property

645 and 655 Barton Street, Stoney Creek

 Change in zoning from the Prestige Business Park (M3) Zone to the District Commercial (C6, 940) Zone

 Change in zoning from the Business Park Support (M4) Zone to the District Commercial (C6, 940) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A14" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A14"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Maps 827 and 869

Subject Property

450 Hughson Street North and 40-60 Wood
Street East, Hamilton

 Change in zoning from the Neighbourhood Park
(P1) Zone to the Community Institutional (I2) Zone

 Lands to be added to Zoning By-law No. 05-200
and zoned Community Institutional (I2) Zone

 Change in zoning from the Neighbourhood Park
(P1, 902) Zone to the Community Institutional
(I2) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

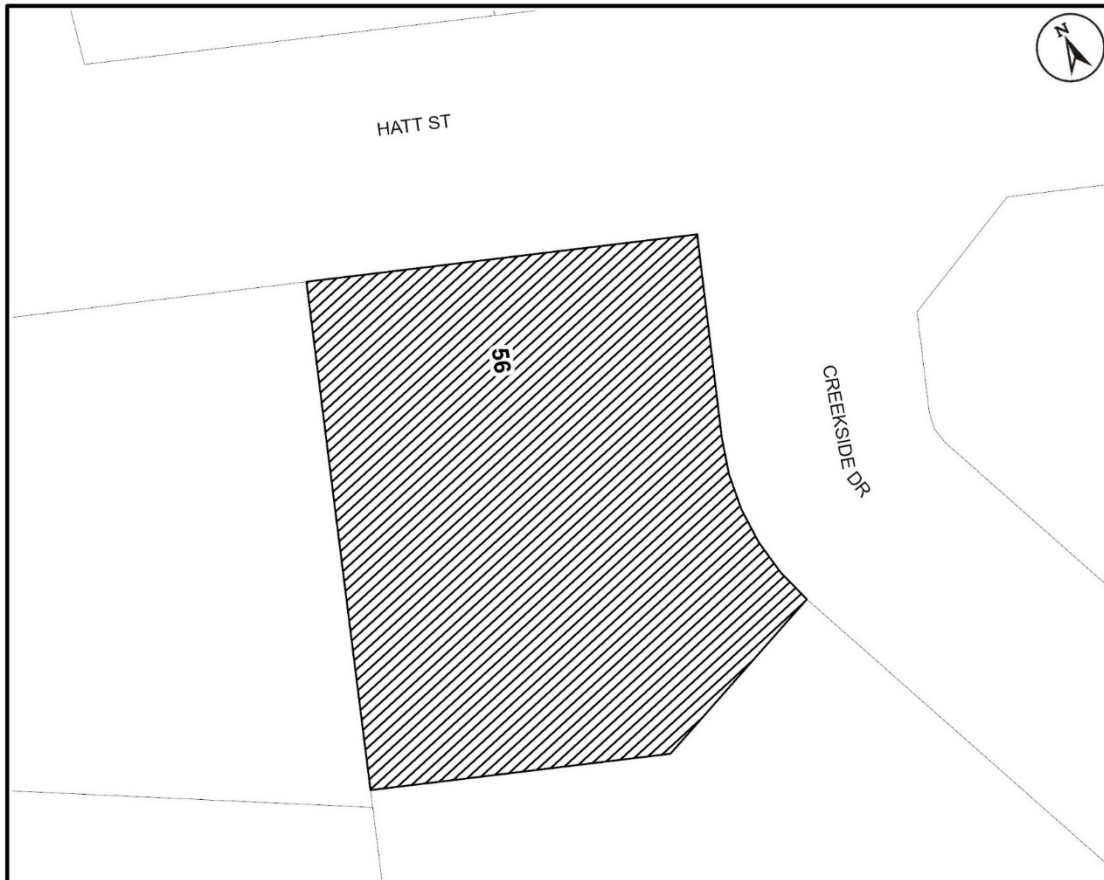
SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A15" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A15"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 902

Subject Property

56 Hatt Street, Dundas



Lands to be added to Zoning By-law No. 05-200
and zoned Mixed Use Medium Density
(C5, 943, H201) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

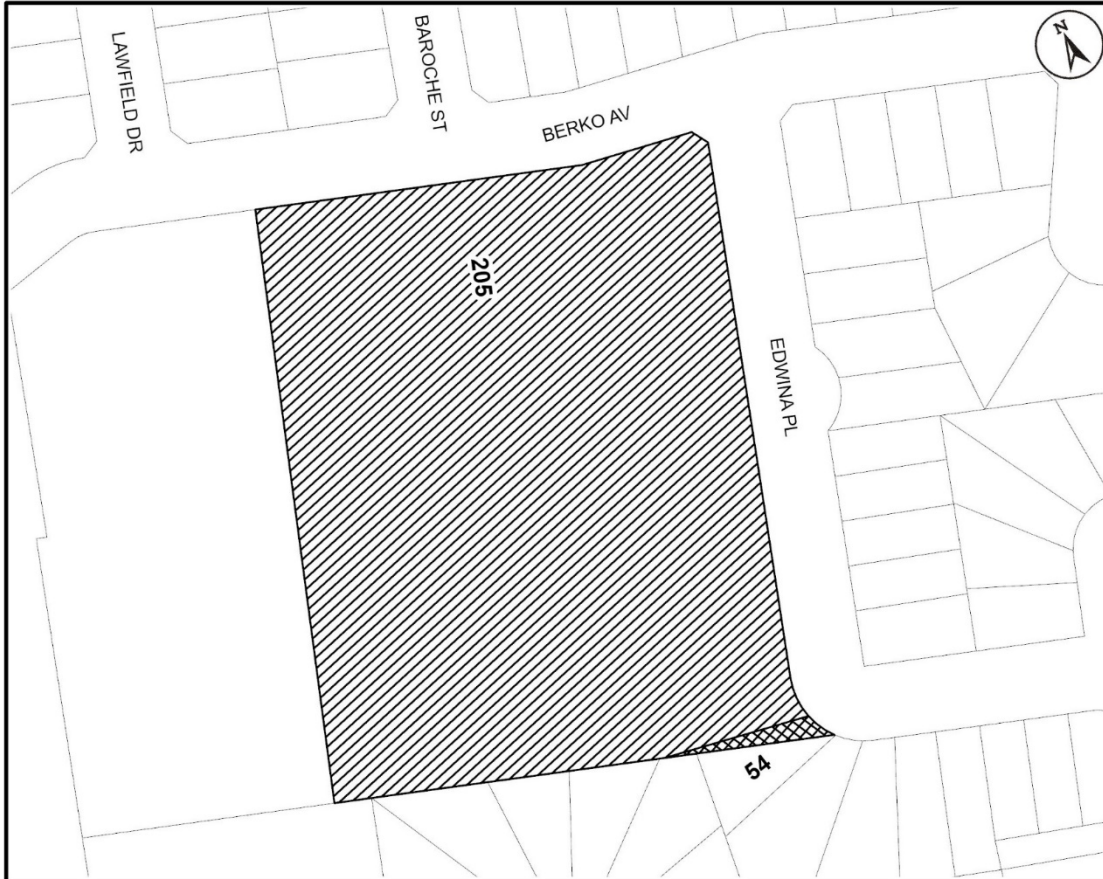
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Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A16" to By-law No. 25-

Passed the day of, 2025

Mayor

Clerk

Schedule "A16"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1293

Subject Property

205 Berko Avenue and 54 Edwina Place, Hamilton



Change in zoning from the Neighbourhood
Institutional (I1) Zone to the Neighbourhood
Park (P1) Zone



Change in zoning from the Neighbourhood
Institutional (I1) Zone to the Low Density
Residential (R1) Zone

Scale:

N.T.S.

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A17" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A17"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 869

Subject Property

Lands along Strachan Street West and East between
Bay Street North and Ferguson Avenue North, inclusive
of 70-74 Strachan Street East

 Lands to be added to Zoning By-law No. 05-200
and zoned Open Space (P4) Zone

 Lands to be added to Zoning By-law No. 05-200
and zoned Open Space (P4, 937) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A18" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A18"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Maps 1259 and 1260

Subject Property

502-508 Fifty Road, Stoney Creek



Lands to be added to Zoning By-law No. 05-200
and zoned Low Density Residential – Large Lot
(R2) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

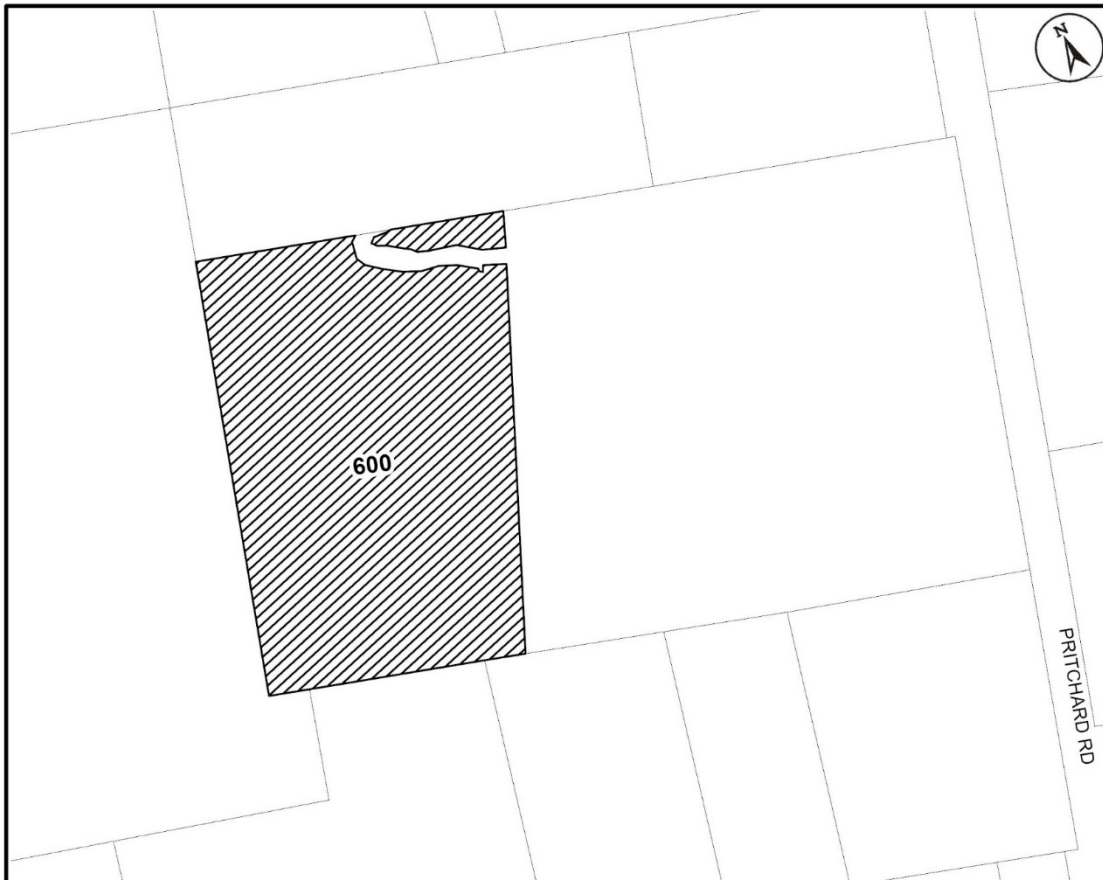
SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A19" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A19"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
1500, 1501, and 1547

Subject Property

600 Pritchard Road, Hamilton



Change in zoning from the Prestige Business
Park (M3) Zone to the Prestige Business Park
(M3, 370) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

July 11, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

			
			
This is Schedule "A21" to By-law No. 25- Passed the day of, 2025	----- Mayor ----- Clerk		
Schedule "A21" Map forming Part of By-law No. 25-_____ to Amend By-law No. 05-200 Map 910	Subject Property 221 York Boulevard, Hamilton  Change in zoning from the Downtown Central Business District (D1, 901) Zone to the Downtown Central Business District (D1, 901, H17, H20) Zone		
Scale: N.T.S	File Name/Number: CI-25-D		
Date: May 26, 2025	Planner/Technician: SC/RS	PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A22" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A22"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1099

Subject Property

487 Dewitt Road, Stoney Creek



Lands to be added to Zoning By-law No. 05-200
and zoned Low Density Residential – Small Lot
(R1a) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

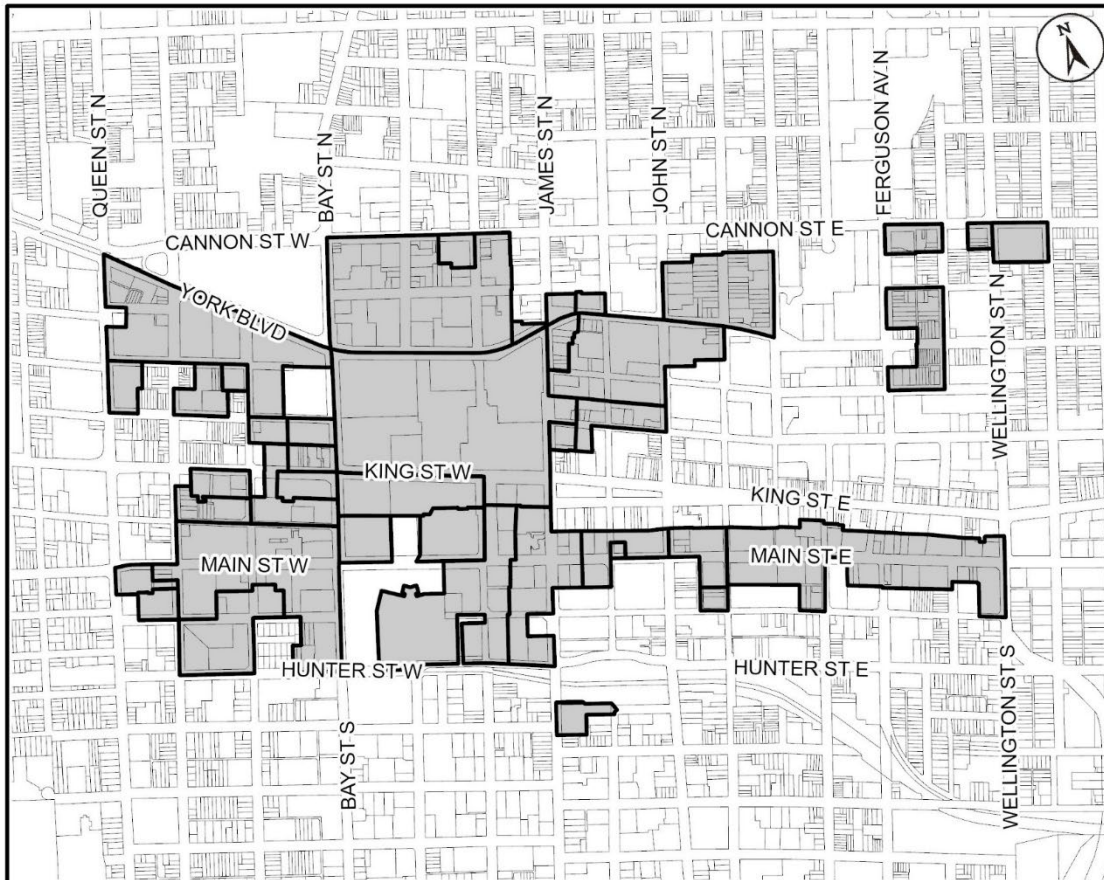
SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A23" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A23"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200

Maps 909, 910, 911, 951, 952, 953, 994, 995

Subject Property

 Properties subject to By-law No. 25-XXX

By-law affecting lands zoned:
Downtown Central Business District (D1) Zone
Downtown Mixed Use – Pedestrian Focus (D2) Zone
Downtown Residential (D5) Zone

By removing Holding Provision 19

Scale:

N.T.S.

File Name/Number:

CI-25-D

Date:

May 23, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A24" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A24"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1000

Subject Property

115 and 121 Vansitmart Avenue, Hamilton

 Lands to be removed from Zoning By-law No. 05-200

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

June 20, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**



This is Schedule "A25" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A25"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1003, 1047

Subject Property

728 Rennie Street, Hamilton

 Change in zoning from the Light Industrial (M6) Zone
to the Light Industrial (M6, 366) Zone

Scale:

N.T.S

File Name/Number:

CI-25-D

Date:

July 11, 2025

Planner/Technician:

SC/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Housekeeping Amendments and Strategic Updates**

*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the
Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? Yes

Committee: Planning Committee Report No.: PED25144 Date: 07/29/2025

Ward: City-wide (MM/DD/YYYY)

Prepared by: Sebastian Cuming Phone No: ext. 3904

For Office Use Only, this doesn't appear in the by-law

Section 3 - Definitions		
Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Child Care Centre [New] [Note: This definition is to be added after the definition of "Cemetery"]	Shall mean a facility licensed under the <u>Child Care and Early Years Act</u>, as amended, for the purpose of providing temporary care of children for a continuous period not exceeding twenty-four hours, but shall not include Home Child Care.	Shall mean a facility licensed under the <u>Child Care and Early Years Act</u>, as amended, for the purpose of providing temporary care of children for a continuous period not exceeding twenty-four hours, but shall not include Home Child Care.
Day Nursery [Delete]	Shall mean a facility licensed under the <u>Child Care and Early Years Act</u> which receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care and/or guidance for a continuous period not exceeding 24 hours, where children are, a) Under eighteen years of age in the case of a day nursery for children with a development disability, and b) Under ten years of age in all other cases, but shall not include part of a school provided for under the Education Act;	
Dwelling Unit, Mixed Use	Shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule, or stairway and shall be located in the same building as a commercial non-residential use permitted in the zone.	Shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule, or stairway and shall be located in the same building as a non-residential use permitted in the zone.
In the definition of Place of Worship, replace the words "day nursery" with the words "Child Care Centre"		

Section 3 - Definitions		
Definition	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Home Child Care [New] [Note: This definition is to be added after the definition of "Home Business"]	Shall mean a portion of a Dwelling used for the purpose of providing temporary care to children for a continuous period not exceeding twenty-four hours that: i) is licensed in accordance with the requirements of the <u>Child Care and Early Years Act</u>, as amended; or, ii) is not licensed under the <u>Child Care and Early Years Act</u>, as amended, and the number of children does not exceed five.	Shall mean a portion of a Dwelling used for the purpose of providing temporary care to children for a continuous period not exceeding twenty-four hours that: i) is licensed in accordance with the requirements of the <u>Child Care and Early Years Act</u> , as amended; or, ii) is not licensed under the <u>Child Care and Early Years Act</u> , as amended, and the number of children does not exceed five.
Private Home Day Care [Delete]	Shall mean temporary care for a fee of 5 children or less at any one time, in a dwelling unit other than the home of a parent or guardian of any such child for a continuous period of time not exceeding twenty four hours and may include outdoor play areas for the children.	
Privately Owned Public Space [New] [Note: This definition is to be added after the definition of "Private Power Generation Facility"]	Shall mean an area intended for use by the public for recreational, cultural or other purposes, including outdoor seating areas, walkways, or landscaped areas, which is secured through a legal agreement, financial arrangement or other means to the satisfaction of the City.	Shall mean an area intended for use by the public for recreational, cultural or other purposes, including outdoor seating areas, walkways, or landscaped areas, which is secured through a legal agreement, financial arrangement or other means to the satisfaction of the City.
Single Detached Dwelling	Shall mean a separate dwelling building containing one Dwelling Unit.	Shall mean a separate building containing one Dwelling Unit.
Street	Shall mean a public highway or road allowance having a minimum width of 12.0 metres which has been opened, improved, regularly maintained and assumed for public use.	Shall mean a public highway or road allowance having a minimum width of 12.0 metres which has been opened, improved, regularly maintained and assumed for public use.

Section 4 – General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Frontage on a Street Section 4.3 c)	[...] For the purposes of this Section, the front lot line [...]	[...] For the purposes of this Section, the front lot line [...]
Buildings Accessory to Single Detached Dwellings and Residential Care Facilities in A1 and A2 Zones Section 4.8.1.2 e) [New]	An Additional Dwelling Unit – Detached shall not be considered as an Accessory Building.	An Additional Dwelling Unit – Detached shall not be considered as an Accessory Building.
Home Business Section 4.21	No person shall conduct a home business except as permitted: a) Home Businesses permitted in Single Detached Dwellings and Semi-Detached Dwellings: [...] v) Catering business Service , excluding any on-site retail; vi) Private Home Day Care; vii) Repair s Service ; viii) Bed and Breakfast Establishment with a maximum of 3 vii) Bed and Breakfast Establishment with a maximum of 3 guestrooms;	No person shall conduct a home business except as permitted: a) Home Businesses permitted in Single Detached Dwellings and Semi-Detached Dwellings: [...] v) Catering Service, excluding any on-site retail; vi) Repair Service; vii) Bed and Breakfast Establishment with a maximum of 3 guestrooms; viii) Craftsperson Shop, excluding accessory retail; and,

Section 4 – General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	ix) viii) Craftsperson Shop, excluding accessory retail; and, ix) Within the A1, A2, S1 and P6 Zones, an office of 1 health professional, physician or dentist existing at the time of passing of this By-law.	ix) Within the A1, A2, S1 and P6 Zones, an office of 1 health professional, physician or dentist existing at the time of passing of this By-law.
In Section 4.28, replace the words “Day Nursery”, with the words “Child Care Centre”.		
Additional Dwelling Unit – Detached in Agricultural (A1), Rural (A2) and Settlement Residential (S1) Zones Section 4.33.4 k)	Notwithstanding 4.33.4 g) j) above, the maximum combined lot coverage of all accessory buildings, Farm Labour Residence(s) and the Additional Dwelling Unit – Detached shall be 25% of the lot area .	Notwithstanding 4.33.4 j) above, the maximum combined lot coverage of all accessory buildings, Farm Labour Residence(s) and the Additional Dwelling Unit – Detached shall be 25% of the lot area.
Division of a Lot Containing a Semi-Detached Dwelling Section 4.37 [New]	DIVISION OF A LOT CONTAINING A SEMI-DETACHED DWELLING Where a lot containing an existing Semi-Detached Dwelling is to be divided to facilitate conveyance of one half of the Semi-Detached Dwelling, such conveyance shall not be restricted by any requirement in this By-law respecting minimum lot area or minimum lot width.	DIVISION OF A LOT CONTAINING A SEMI-DETACHED DWELLING Where a lot containing an existing Semi-Detached Dwelling is to be divided to facilitate conveyance of one half of the Semi-Detached Dwelling, such conveyance shall not be restricted by any requirement in this By-law respecting minimum lot area or minimum lot width.

Section 4 – General Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Privately Owned Public Space Permitted in All Zones Section 4.38 [New]	PRIVATELY OWNED PUBLIC SPACE PERMITTED IN ALL ZONES Privately Owned Public Space shall be permitted in any Zone and shall not be restricted by any requirement of this By-law.	PRIVATELY OWNED PUBLIC SPACE PERMITTED IN ALL ZONES Privately Owned Public Space shall be permitted in any Zone and shall not be restricted by any requirement of this By-law.
Home Child Care Section 4.39 [New]	HOME CHILD CARE a) A Home Child Care use shall be permitted within any Dwelling Unit in any zone provided that the principal residential use is permitted in the zone. b) A Home Child Care use shall not be considered a Home Business use. c) All the regulations of this By-law applicable to the principal dwelling shall continue to apply.	HOME CHILD CARE a) A Home Child Care use shall be permitted within any Dwelling Unit in any zone provided that the principal residential use is permitted in the zone. b) A Home Child Care use shall not be considered a Home Business use. c) All the regulations of this By-law applicable to the principal dwelling shall continue to apply.
Prohibition of Dual Use of Lot for Residential and Industrial Purposes Section 4.40 [New]	Notwithstanding anything in this By-law, no industrial use may be established on any lot containing a residential use, so long as the residential use continues.	Notwithstanding anything in this By-law, no industrial use may be established on any lot containing a residential use, so long as the residential use continues.

Section 5 – Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 5.7.1 and 5.7.3, replace every instance of the words “Day Nursery” with “Child Care Centre”		
Inclusion of Accessible Parking Spaces in Calculation of Minimum Parking Space Requirement Section 5.1.1 f) [New]	<u>Inclusion of Accessible Parking Spaces in Calculation of Minimum Parking Space Requirement</u> Where a minimum number of parking spaces are required, pursuant to Section 5.7.1, any accessible parking space shall be included within the number of parking spaces provided for the purposes of Section 5.7.1, whether or not such spaces are required by Section 5.7.3.	<u>Inclusion of Accessible Parking Spaces in Calculation of Minimum Parking Space Requirement</u> Where a minimum number of parking spaces are required, pursuant to Section 5.7.1, any accessible parking space shall be included within the number of parking spaces provided for the purposes of Section 5.7.1, whether or not such spaces are required by Section 5.7.3.
Minimum Parking Space Dimensions Section 5.2.1 d)	The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space, except: i) an open stairway may project into the length or width of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres.	The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space, except: an open stairway may project into the length or width of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres.
Minimum Floor Level for an Attached Garage Section 5.2.4 d)	Where an attached garage is provided for a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Street Townhouse Dwelling, Triplex Dwelling or Fourplex Dwelling in any Zone except the Agriculture (A1) and Rural (A2) Zone, the finished floor level of the garage entry shall be a minimum of 0.3 metres above grade higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.	Where an attached garage is provided for a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Street Townhouse Dwelling, Triplex Dwelling or Fourplex Dwelling in any Zone except the Agriculture (A1) and Rural (A2) Zone, the finished floor level of the garage entry shall be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.
Streetline Setback and Planting Strip	Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking	Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking spaces

Section 5 – Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Requirement	spaces or aisle, except for that portion of a lot line;	or aisle;
Section 5.3.1 a) ii)		
Locational, Landscaping And Driveway Requirements For Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings And Fourplex Dwellings In All Zones Except The Agriculture (A1) And Rural (A2) Zones	The width of a driveway shall not exceed the width of an attached garage and no portion of the driveway shall be located closer to a side lot line than the nearest portion of the dwelling;	The width of a driveway shall not exceed the width of an attached garage and no portion of the driveway shall be located closer to a side lot line than the nearest portion of the dwelling;
Section 5.3.2 a) i)		
Locational, Landscaping And Driveway Requirements For Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings And Fourplex Dwellings In All Zones Except The Agriculture (A1) And Rural (A2) Zones	In the case of a dwelling unit without an attached garage, the driveway width shall not exceed 50% of the lot width or 8.0 metres, whichever is less, for any portion of a driveway located within the front yard;	In the case of a dwelling without an attached garage, the driveway width shall not exceed 50% of the lot width or 8.0 metres, whichever is less, for any portion of a driveway located within the front yard;

Section 5 – Parking		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Section 5.3.2 a) iii)		

Section 6 – Downtown Zones		
6.0 – Downtown Zones General Provisions		
6.1 – Downtown Central Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone		
6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Residential (D5) Zone		
6.6 – Downtown Multiple Residential (D6) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 6.1, 6.2, 6.3, and 6.5, replace every instance of the words “Day Nursery” with the words “Child Care Centre”, and relocate in alphabetical order if located within an alphabetized list.		
6.0 – Downtown Zones General Provisions		
Downtown Zones General Provisions Section 6.0 b) ii)	A minimum 3.0 metre stepback setback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line.	A minimum 3.0 metre setback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line.
Downtown Zones General Provisions Section 6.0 c) ii)	A minimum 3.0 metre stepback setback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.	A minimum 3.0 metre setback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.
Downtown Zones General Provisions Section 6.0 c) iii)	In addition to the above, the following additional stepbacks setbacks shall also be required for any portion of a building exceeding 44.0 metres in height: 1. Minimum of 9.5 metres from a lot line abutting a laneway; and, 2. Minimum 12.5 metres from all side and rear lot lines except any flankage lot line	In addition to the above, the following setbacks shall also be required for any portion of a building exceeding 44.0 metres in height: 1. Minimum of 9.5 metres from a lot line abutting a laneway; and, 2. Minimum 12.5 metres from all side and rear lot lines except any flankage lot line
6.1 – Downtown Central Business District (D1) Zone		
Permitted Uses Section 6.1.1	Artist Studio Beverage Making Establishment Art Studio	Artist Studio Beverage Making Establishment Art Studio

Section 6 – Downtown Zones		
6.0 – Downtown Zones General Provisions		
6.1 – Downtown Central Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone		
6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Residential (D5) Zone		
6.6 – Downtown Multiple Residential (D6) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
[Note: Unmodified portions of permitted use list have been omitted for clarity.]	Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation Commercial School Community Garden Conference or Convention Centre Craftsperson Shop Day Nursery [...]	Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation Commercial School Community Garden Conference or Convention Centre Craftsperson Shop [...]
Restricted Uses Section 6.1.1.1 i) 1.	Parking Facility or Commercial Parking Facility In the case of a Parking Facility or Commercial Parking Facility developed after the effective date of this By-law, such facility: [...]	Parking Facility or Commercial Parking Facility In the case of a Parking Facility or Commercial Parking Facility developed after the effective date of this By-law, such facility: [...]
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone		
Permitted Uses Section 6.2.1	Artist Studio Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation	Artist Studio Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation

Section 6 – Downtown Zones		
6.0 – Downtown Zones General Provisions		
6.1 – Downtown Central Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone		
6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Residential (D5) Zone		
6.6 – Downtown Multiple Residential (D6) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	Commercial School Community Garden Conference or Convention Centre Craftsperson Shop Day Nursery [...]	Commercial School Community Garden Conference or Convention Centre Craftsperson Shop [...]
Restricted Uses	Parking Facility or Commercial Parking Facility	Parking Facility or Commercial Parking Facility
Section 6.2.1.1 i) 3.	In the case of a Parking Facility or Commercial Parking Facility developed after the effective date of this By-law, such facility: [...]	In the case of a Parking Facility or Commercial Parking Facility developed after the effective date of this By-law, such facility: [...]
6.6 – Downtown Multiple Residential (D6) Zone		
Permitted Uses Section 6.6.1	Community Garden Educational Establishment Emergency Shelter Home Business Lodging House Multiple Dwelling Place of Worship Residential Care Facility Retirement Home Street Townhouse Dwelling Urban Farm Urban Farmers Market	Community Garden Educational Establishment Emergency Shelter Lodging House Multiple Dwelling Place of Worship Residential Care Facility Retirement Home Street Townhouse Dwelling Urban Farm Urban Farmers Market
Delete Sections 6.6.2.1 m) and n), and Sections 6.6.2.2 h) and i)		

Section 6 – Downtown Zones		
6.0 – Downtown Zones General Provisions		
6.1 – Downtown Central Business District (D1) Zone		
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone		
6.3 – Downtown Mixed Use (D3) Zone		
6.5 – Downtown Residential (D5) Zone		
6.6 – Downtown Multiple Residential (D6) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Street Townhouse Regulations	6.6.2.2 STREET TOWNHOUSE DWELLING REGULATIONS	6.6.2.2 STREET TOWNHOUSE DWELLING REGULATIONS
Section 6.6.2.2		

Section 8 – Institutional Zones		
8.1 – Neighbourhood Institutional (I1) Zone		
8.2 – Community Institutional (I2) Zone		
8.3 – Major Institutional (I3) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 8.1, 8.2, and 8.3 replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		

Section 9 – Industrial Zones 9.1 – Research and Development (M1) Zone 9.2 – General Business Park (M2) Zone 9.3 – Prestige Business Park (M3) Zone 9.4 – Business Park Support (M4) Zone 9.5 – General Industrial (M5) Zone 9.6 – Light Industrial (M6) Zone 9.7 – Airside Industrial (M7) Zone 9.10 – Airport Light Industrial (M10) Zone 9.11 – Airport Prestige Business (M11) Zone 9.13 – Shipping and Navigation (Port Lands) (M13) Zone 9.14 – Shipping and Navigation (East Port) (M14) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
9.1 – Research and Development (M1) Zone		
Prohibited Uses Section 9.1.2 ii)	Notwithstanding Section 9.1.1, the following uses are prohibited, even as accessory uses: Child Care Centre Day Nursery Drive Through Facility Dwelling Unit Place of Worship	Notwithstanding Section 9.1.1, the following uses are prohibited, even as accessory uses: Child Care Centre Drive Through Facility Dwelling Unit Place of Worship
Size and Location Restriction of Commercial and Institutional Uses within a Building Section 9.1.3 f) i)	Except where located within an existing Planned Business Centre, the following uses shall only be permitted on the ground floor of a building in which the building has a minimum gross floor area of 2,000 square metres having a minimum 2 storey building height: Day Nursery; Financial Establishment; [...]	Except where located within an existing Planned Business Centre, the following uses shall only be permitted on the ground floor of a building in which the building has a minimum gross floor area of 2,000 square metres having a minimum 2 storey building height: Financial Establishment; [...]
Location of Hotel and Day Nursery Uses	Location of Hotel and Day Nursery Uses	Location of Hotel

Section 9 – Industrial Zones

- 9.1 – Research and Development (M1) Zone**
- 9.2 – General Business Park (M2) Zone**
- 9.3 – Prestige Business Park (M3) Zone**
- 9.4 – Business Park Support (M4) Zone**
- 9.5 – General Industrial (M5) Zone**
- 9.6 – Light Industrial (M6) Zone**
- 9.7 – Airside Industrial (M7) Zone**
- 9.10 – Airport Light Industrial (M10) Zone**
- 9.11 – Airport Prestige Business (M11) Zone**
- 9.13 – Shipping and Navigation (Port Lands) (M13) Zone**
- 9.14 – Shipping and Navigation (East Port) (M14) Zone**

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Section 9.1.3 h)	No Hotel or Day Nursery shall be located within 300 metres of the property municipally known as 501 Main Street West	No Hotel shall be located within 300 metres of the property municipally known as 501 Main Street West

In Sections 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.10, 9.11, 9.13 and 9.14 replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.

Section 10 – Commercial and Mixed Use Zones		
10.1 – Residential Character Commercial (C1) Zone 10.2 – Neighbourhood Commercial (C2) Zone 10.3 – Community Commercial (C3) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.5a – Mixed Use Medium Density – Pedestrian Focus (C5a) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 10.1, 10.2, 10.3, 10.4, 10.5, 10.5a, and 10.6, replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		
10.3 – Community Commercial (C3) Zone		
Restricted Uses Section 10.3.1.1 ii) 2. [New]	Notwithstanding Section 10.3.1.1 ii) 1., a Dwelling Unit, Mixed Use shall be permitted in a basement or cellar.	Notwithstanding Section 10.3.1.1 ii) 1., a Dwelling Unit, Mixed Use shall be permitted in a basement or cellar.
10.4 – Mixed Use High Density (C4) Zone		
Restricted Uses Section 10.4.1.1 i)	Emergency Shelter, and Lodging House, Place of Worship, Residential Care Facility, Retirement, and Social Services Establishment.	Emergency Shelter and Residential Care Facility
10.5 – Mixed Use Medium Density (C5) Zone		
Permitted Uses Section 10.5.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	Artist Studio Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation Commercial School	Artist Studio Beverage Making Establishment Catering Service Child Care Centre Commercial Entertainment Commercial Parking Facility Commercial Recreation Commercial School

Section 10 – Commercial and Mixed Use Zones		
10.1 – Residential Character Commercial (C1) Zone 10.2 – Neighbourhood Commercial (C2) Zone 10.3 – Community Commercial (C3) Zone 10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone 10.5a – Mixed Use Medium Density – Pedestrian Focus (C5a) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	Communications Establishment Conference or Convention Centre Craftsperson Shop Day Nursery [...] Multiple Dwelling Office Performing Arts Theatre Personal Service Performing Arts Theatre Place of Assembly [...]	Communications Establishment Conference or Convention Centre Craftsperson Shop [...] Multiple Dwelling Office Performing Arts Theatre Personal Service Place of Assembly [...]
Restricted Uses Section 10.5.1.1 ii)	Residential Care Facility and Retirement Home :	Residential Care Facility:
10.5a – Mixed Use Medium Density – Pedestrian Focus (C5a) Zone		
Regulations Section 10.5a.3 a) iii)	Section 10.5a.3a) ii) i) shall not apply for any portion of a building that exceeds the requirement of Section 10.5a.3 h) ii) and iii).	Section 10.5a.3 a) i) shall not apply for any portion of a building that exceeds the requirement of Section 10.5a.3 h) ii) and iii).
Regulations Section 10.5a.3 h) iii)	For a corner lot the minimum width of the ground floor façade facing the front lot line and flankage lot line a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street, but shall exclude access driveways and required yard along a lot line abutting a street.	For a corner lot the minimum width of the ground floor façade facing a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street, but shall exclude access driveways and required yard along a lot line abutting a street.

Section 11 – Transit Oriented Corridor Zones		
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone		
11.2 – Transit Oriented Corridor Local Commercial (TOC2) Zone		
11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone		
11.4 – Transit Oriented Corridor Mixed Use High Density (TOC4) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 11.1, 11.2, 11.3, and 11.4, replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		
11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone		
Restricted Uses	Residential Care Facility and Emergency Shelter:	Residential Care Facility:
Section 11.3.1.1 iii)		
Emergency Shelter, Lodging House, Multiple Dwelling, Residential Care Facility, Retirement Home, Regulations	An area of 6.0 square metres for each dwelling unit more than 50 square metres;	An area of 6.0 square metres for each dwelling unit more than 50 square metres;
Section 11.3.2 h) ii)		

Section 12 – Rural Zones

12.4 – Settlement Commercial (S2) Zone

12.5 – Settlement Institutional (S3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 12.4 and 12.5 replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		

Section 14 – Waterfront Zones

14.0 – Waterfront Zones

14.2 – Waterfront – Mixed Use (WF2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
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In Sections 14.0 and 14.2 replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		

Section 15 – Residential Zones

15.1 – Low Density Residential (R1) Zone

15.2 – Low Density Residential – Small Lot (R1a) Zone

15.3 – Low Density Residential – Large Lot (R2) Zone

Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
In Sections 15.1, 15.2, and 15.3, replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		

Schedule C: Special Exceptions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added In Schedule C, replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		
Section 179.	[...] a) Notwithstanding Section 8.3.1, only the following uses shall be permitted: i) Long Term Care Facility ii) Multiple Dwelling iii) Multiple Dwelling Townhouse iiii) iv) Retirement Home b) The uses listed in a) above, shall be permitted in accordance with the following restriction: i) The maximum combined Lot Coverage of any Multiple Dwelling, Multiple Dwelling Townhouse, Retirement Home or combination thereof, shall not exceed 50%. [...]	[...] a) Notwithstanding Section 8.3.1, only the following uses shall be permitted: i) Long Term Care Facility ii) Multiple Dwelling iii) Multiple Dwelling Townhouse iv) Retirement Home b) The uses listed in a) above, shall be permitted in accordance with the following restriction: i) The maximum combined Lot Coverage of any Multiple Dwelling, Multiple Dwelling Townhouse, Retirement Home or combination thereof, shall not exceed 50%. [...]
Section 357.	In addition to the uses permitted in Section 9.6.1, on those lands zoned Light Industrial (M6) Zone, identified on Maps 914 and 956 of Schedule “A” – Zoning Maps and described as 239 Lottridge Street, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.	In addition to the uses permitted in Section 9.6.1, on those lands zoned Light Industrial (M6) Zone, identified on Maps 914 and 956 of Schedule “A” – Zoning Maps and described as 239 Lottridge Street, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.
Section 358.	In addition to the uses permitted in Section 9.5.1, on those lands zoned General Industrial (M5) Zone, identified on Maps 871, 913 and 914 of Schedule “A” – Zoning Maps and described as addresses:	In addition to the uses permitted in Section 9.5.1, on those lands zoned General Industrial (M5) Zone, identified on Maps 871, 913 and 914 of Schedule “A” – Zoning Maps and described as addresses:

Schedule C: Special Exceptions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	227 Brant Street (Maps 871, 913, 914) 52 Imperial Street (Map 914) The existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.	227 Brant Street (Maps 871, 913, 914) 52 Imperial Street (Map 914) The existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.
Section 359.	In addition to the uses permitted in Section 9.3.1, on those lands zoned Prestige Business Park (M3) Zone, identified on Maps 1498 and 1499 of Schedule "A" – Zoning Maps and described as 1650 Upper Ottawa Street, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.	In addition to the uses permitted in Section 9.3.1, on those lands zoned Prestige Business Park (M3) Zone, identified on Maps 1498 and 1499 of Schedule "A" – Zoning Maps and described as 1650 Upper Ottawa Street, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.
Section 360.	In addition to the uses permitted in Section 9.2.1 and Section 9.3.1, on those lands zoned General Business Park (M2) Zone and Prestige Business Park (M3) Zone, identified on Maps 1481 and 1528 of Schedule "A" – Zoning Maps and described as 1574 Wilson Street West, Units 1, 2 and 3, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.	In addition to the uses permitted in Section 9.2.1 and Section 9.3.1, on those lands zoned General Business Park (M2) Zone and Prestige Business Park (M3) Zone, identified on Maps 1481 and 1528 of Schedule "A" – Zoning Maps and described as 1574 Wilson Street West, Units 1, 2 and 3, the existing Hazardous Waste Management Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.
Section 361.	In addition to the uses permitted in Section 9.3.1, on those lands zoned Prestige Business Park (M3) Zone, identified on Maps 1050, 1051, 1096 and 1097 of Schedule "A" – Zoning Maps and described as 144-190 South Service Road, Units 162-178, a Hazardous Waste Management	In addition to the uses permitted in Section 9.3.1, on those lands zoned Prestige Business Park (M3) Zone, identified on Maps 1050, 1051, 1096 and 1097 of Schedule "A" – Zoning Maps and described as 144-190 South Service Road, Units 162-178, a Hazardous Waste Management

Schedule C: Special Exceptions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.	Facility shall also be permitted, subject to the following: i) Notwithstanding the above, no expansion to the existing Hazardous Waste Management Facility shall be permitted.
Section 366.	In addition to the uses permitted in Section 9.6.1 and notwithstanding Section 9.6.2 ii), on those lands zoned Light Industrial (M6) Zone, identified on Maps 956, 957, 1003 and 1047 of Schedule “A” – Zoning Maps and described as addresses: 728 Rennie Street (Maps 1003, 1047) 734 Rennie Street (Maps 1003, 1047) 29 Linden Street (Maps 956, 957) the existing Place of Worship shall also be permitted.	In addition to the uses permitted in Section 9.6.1 and notwithstanding Section 9.6.2 ii), on those lands zoned Light Industrial (M6) Zone, identified on Maps 956, 957, 1003 and 1047 of Schedule “A” – Zoning Maps and described as addresses: 728 Rennie Street (Maps 1003, 1047) 734 Rennie Street (Maps 1003, 1047) 29 Linden Street (Maps 956, 957) the existing Place of Worship shall also be permitted.
Section 570.	[...] 2666 Binbrook Road 1935 2680 Binbrook Road 1934 3015 Binbrook Road 1934 [...]	[...] 2666 Binbrook Road 1935 3015 Binbrook Road 1934 [...]
Section 909. b) ii)	ii) i) Maximum Building Height	i) Maximum Building Height
Section 937. [New]	Within the lands zoned Open Space (P4, 937) Zone, identified on Map No. 869 of Schedule “A” – Zoning Maps and described as 74 Strachan Street East, Hamilton, the following special provisions shall apply: a) Notwithstanding Section 7.4.1, any residential use legally existing as of the passing of this By-law shall be permitted; and, b) Alteration or expansion of any use permitted pursuant to	Within the lands zoned Open Space (P4, 937) Zone, identified on Map No. 869 of Schedule “A” – Zoning Maps and described as 74 Strachan Street East, Hamilton, the following special provisions shall apply: a) Notwithstanding Section 7.4.1, any residential use lawfully existing as of the passing of this By-law shall be permitted; and, b) Alteration or expansion of any use permitted pursuant to regulation a) above shall be in accordance with the requirements of the Low Density Residential (R1) Zone.

Schedule C: Special Exceptions		
Section	Proposed Change	Proposed Revised Zone Regulation
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	regulation a) above shall be in accordance with the requirements of Section 15.1 - Low Density Residential (R1) Zone.	
Section 940. [New]	Within the lands zoned District Commercial (C6, 940) Zone, identified on Map 1200 of Schedule "A" – Zoning Maps and described as 645 and 655 Barton Street, Stoney Creek, the following special provision shall apply: a) Notwithstanding Section 10.6.1, and in addition to Section 10.6.2, the following uses shall be prohibited: Child Care Centre Dwelling Unit Dwelling Unit, Mixed Use	Within the lands zoned District Commercial (C6, 940) Zone, identified on Map 1200 of Schedule "A" – Zoning Maps and described as 645 and 655 Barton Street, Stoney Creek, the following special provisions shall apply: a) Notwithstanding Section 10.6.1, and in addition to Section 10.6.2, the following uses shall be prohibited: Child Care Centre Dwelling Unit Dwelling Unit, Mixed Use
943. [New]	Within the lands zoned Mixed Use Medium Density (C5, 943) Zone, identified on Map No. 902 of Schedule "A" – Zoning Maps and described as 56 Hatt Street, Dundas, the following special provisions shall apply: a) Notwithstanding Section 10.5.1.1 1) 2., a Dwelling Unit, Mixed Use shall not be permitted in a basement or cellar; and, b) Notwithstanding Section 10.5.3 d), the maximum building height shall be 16 metres.	Within the lands zoned Mixed Use Medium Density (C5, 943) Zone, identified on Map No. 902 of Schedule "A" – Zoning Maps and described as 56 Hatt Street, Dundas, the following special provisions shall apply: a) Notwithstanding Section 10.5.1.1 1) 2., a Dwelling Unit, Mixed Use shall not be permitted in a basement or cellar; and, b) Notwithstanding Section 10.5.3 d), the maximum building height shall be 16 metres.

Schedule D: Holding Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added In Schedule D, replace every instance of the words “Day Nursery” with the words “Child Care Centre” and relocate in alphabetical order if located within an alphabetized list.		
H19. [Delete]	Notwithstanding Figure 1—Special Figures of By-law 05-200, on those lands zoned Downtown (D1), (D2), and (D5) Zone, identified on Maps 868, 869, 909, 910, 911, 951, 952, 953, 954, 994, 995 of Schedule “A”—Zoning Maps development shall be restricted in accordance with the following: a) For such time as the Holding Provision is in place, these lands shall only be used for permitted uses, buildings and structures listed in the (D1), (D2), or (D5) Zone. b) Regulations For such time as the Holding Provision is in place, these lands shall be subject to the regulations of the (D1), (D2), or (D5) Zones except where in conflict with the following: i) No development exceeding 44.0 metres in height. c) Conditions for Holding Provision Removal The Holding Provision shall, upon application by the landowner, be removed by way of an amending Zoning By-law, from all or part of the lands subject to this provision when the following conditions have been satisfied:	Deleted by By-law 25-XXX.

Schedule D: Holding Provisions		
Section	Proposed Change	Proposed Revised Zone Regulation
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
	i) That the landowner shall be required to enter into a Section 37 Agreement to secure provision of Community Benefits to the satisfaction of the Director of Planning and Chief Planner, City of Hamilton. Deleted by By-law 25-XXX	
H191.	Within the lands Zoned Downtown Mixed Use – Pedestrian Focus Transit Oriented Corridor Mixed Use High Density (D2-TOC4, 923, H191), identified on Maps No 909 or Schedule A – Zoning Maps and described as 200 Market Street, 55 Queen Street North and 125 Napier Street no development shall be permitted until such time as:	Within the lands Zoned Transit Oriented Corridor Mixed Use High Density (TOC4, 923, H191), identified on Maps No 909 or Schedule A – Zoning Maps and described as 200 Market Street, 55 Queen Street North and 125 Napier Street no development shall be permitted until such time as:
H201 [New]	Notwithstanding Section 10.5 of this By-law, within the lands zoned Mixed Use Medium Density (C5, 943) Zone, identified on Map No. 902 of Schedule “A” – Zoning Maps and described as 56 Hatt Street, Dundas, no development shall be permitted until such time as any site assessment and remediation requirements have been fulfilled to the satisfaction of the Director of Development Planning, City of Hamilton.	Notwithstanding Section 10.5 of this By-law, within the lands zoned Mixed Use Medium Density (C5, 943) Zone, identified on Map No. 902 of Schedule “A” – Zoning Maps and described as 56 Hatt Street, Dundas, no development shall be permitted until such time as any site assessment and remediation requirements have been fulfilled to the satisfaction of the Director of Development Planning, City of Hamilton.